



CITY OF RICHMOND

Department of Planning & Development Review ***Staff Report***

Ord. No. 2016-044: To conditionally rezone the property known as 2201 East Franklin Street from the M-1 Light Industrial District to the B-5C Central Business District (conditional).

To: City Planning Commission
From: Land Use Administration
Date: March 21, 2016

PETITIONER

Jennifer D. Mullen, Esq. - Roth Doner Jackson Gibbons Condlin, PLC

LOCATION

2201 East Franklin Street

PURPOSE

To conditionally rezone the property known as 2201 East Franklin Street from the M-1 Light Industrial District to the B-5C Central Business District (conditional).

SUMMARY & RECOMMENDATION

The subject property consists of a 0.492 acre (21,432 SF) parcel of land improved with an industrial building constructed around 1890 and expanded around 1900, and a surface parking area. The property is located at the southeast corner of the intersection of North 22nd Street and East Franklin Street in the Shockoe Bottom neighborhood.

The subject property is currently zoned M-1 - Light Industrial and is located within the St. John's Church City Old and Historic District. The applicant has requested a rezoning to the B-5C - Central Business District (conditional) in order to accommodate mixed-use redevelopment of the building located on the parcel and has been granted a Certificate of Appropriateness from the Commission of Architectural Review.

Staff finds the B-5C zoning district to be an appropriate zoning designation for the property. The B-5C zoning district is supported by the recommendations in the City's Downtown Plan and is prevalent in the vicinity of the subject property.

Staff further finds that the proffered condition will ensure conformance with the Planning Commission's Windowless Dwelling Unit Resolution.

Therefore, staff recommends approval of the rezoning to B-5C - Central Business District (conditional), as amended.

FINDINGS OF FACT

Site Description

The subject property consists of a 0.492 acre (21,432 SF) parcel of land improved with an industrial building constructed around 1890 and expanded around 1900, and a surface parking area. The property is located at the southeast corner of the intersection of North 22nd Street and East Franklin Street in the Shockoe Bottom neighborhood.

Proposed Use of the Property

The applicant has requested a rezoning to the B-5C - Central Business District (conditional) in order to accommodate mixed-use redevelopment of the building located on the parcel.

Master Plan

The subject property falls within an Urban Center Area of the Shockoe District, as established by the Richmond Downtown Plan. Such areas are “characterized by higher density, mixed-use development, typically arranged on a fine-grained street network, with wide sidewalks, regular tree planting, and minimal setbacks.” Moreover, the Urban Center Area demonstrates “a dense mix of office space, apartments, and retail located in four to six-story brick buildings that front the street. Pedestrians have an active presence in these neighborhoods” (pp. 3.25-3.26).

Zoning & Ordinance Conditions

The subject property is currently zoned M-1 - Light Industrial and is located within the St. John’s Church City Old and Historic District.

Rezoning to B-5C Central Business District (conditional) would impose B-5 zoning standards which would allow a variety of commercial and services uses, as well as residential use

One off-street parking space is required for four dwelling units when the units are located within the same building containing other permitted non-dwelling uses. Off-street parking spaces are not required for non-residential uses other than hotels and motels.

Redevelopment of the subject property must also follow the guidelines and requirements of the Commission of Architectural Review and requirements for Old and Historic Districts per the Zoning Ordinance.

Adherence to the proffered condition requiring that no residential unit located on the Property be windowless is also required.

Surrounding Area

Properties to the north of the subject property are zoned R-6 - Single-Family Attached Residential, properties to the east, south, and west are in the same M-1 district as the subject property. Property zoned in the B-5C - Central Business District (conditional) are also located to the west of the subject property. A larger B-5 district encompasses many of the parcels surrounding the block on which the subject property is located.

A mix of multi-family residential, office, commercial, industrial, institutional, public-open space, and mixed-use land uses are present in the vicinity.

Neighborhood Participation

Staff sent notice of the proposed rezoning to the Church Hill Association and Councilwoman Cynthia I. Newbille.

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